PER:

WARRANTY DEED

Karen Johnson Davidson County
Batch# 897993 DEEDWARR
08/03/2022 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20220803-0088327

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF July, 2022

Notary Public

MY COMMISSION EXPIRES: 5.3.2025

(AFFIX SEAL)

COUNTY OF DAVIDSON
TENNESSEE NOTARY PUBLIC
MEMORIE WHITE

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Forrest S Kennedy and Victoria A Abrego	New Owner	
(NAME)	(NAME)	08111056900
1633 11th Ave N.	1633 11th Ave N	
(ADDRESS)	(ADDRESS)	
Nashville TN 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Trinii Enterprises, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Forrest S Kennedy and Victoria A Abrego, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot NO. 102 on the Plan of D.T. McGavock Wetmore's Second Addition to Nashville, called Additioin to the Town of McGavock of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Trinii Enterprises, LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated October 19, 2021, and being of record at Instrument No. 20211021-0141445 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to James R. Sperance, III, by virtue of that certain Special Warranty Deed dated January 17, 2014, and being of record at Instrument No. 20140124-0006683 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at The Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1633 11th Ave N Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of July, 2022.

Trinii Enterprises, LLC

Martin Louis Espinosa Member

By: Martin Louis Espinosa, Member

Renita Jean Weems Member

By: Renita Jean Weems, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jacqueline G Brown, Notary Public of said County and State, personally appeared **Martin Louis Espinosa, Member and Renita Jean Weems, Member**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the members of Trinii Enterprises LLC, and that they as such members executed the foregoing instrument for the purposes therein contained, by signing the name of Trinii Enterprises, LLC by themselves as members.

WITNESS my hand and official seal at office this 29th day of July, 2022.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/29/22.

Affiant Signature

7/29/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th day of July, 2022.

Notary's Signature

(Notary Seal)

My Commission Expires: 11/3/25

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